

May 7, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0253

Byron Holmes

Dale Magisterial District
8021 Reycan Road

REQUEST: A thirty-five (35) foot Variance to the forty (40) foot side yard setback requirement from a limited access road for existing parking and drives.

RECOMMENDATION

Recommend approval of this request for the following reasons:

- A. The granting of this Variance may not create any adverse impact on the area in general.
- B. This Variance will not reduce or impair the value of the buildings or property in the surrounding areas.

CONDITION

This Variance shall be for the existing parking and drives only as depicted on the plat attached to the staff report.

GENERAL INFORMATION

Location:

Property is known as 8021 Reycan Road. Tax ID 764-671-5216 (Sheet 17).

Existing Zoning:

I-1

Providing a FIRST CHOICE Community Through Excellence in Public Service.

Size:

1.9 acres

Existing Land Use:

Industrial

Adjacent Zoning and Land Use:

North - I-1; Industrial

South - Route 288

East - I-1; Industrial

West - I-1; Industrial

Utilities:

Public water and sewer

General Plan:

(Central Area Land Use and Transportation Plan)

Light Industrial

DISCUSSION

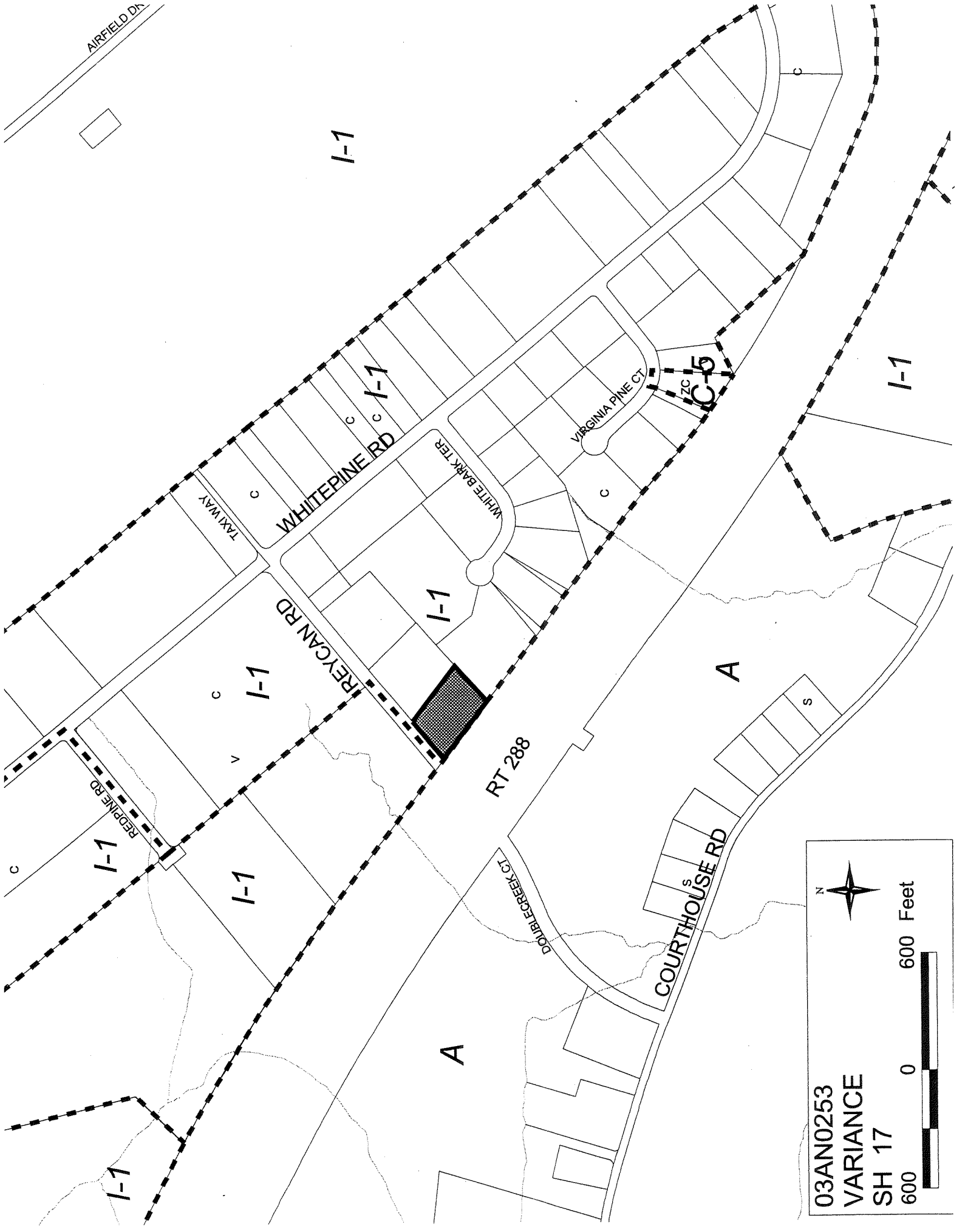
The applicant has indicated the existing parking and drives are located five (5) feet from a limited access road, whereas the Zoning Ordinance requires a forty (40) foot setback (see attached). Therefore, the applicant requests a thirty-five (35) foot Variance.

The applicant provides the following information in support of this request:

At this time we are considering a purchase and sale contract. The site plan was approved by the County on November 21, 1988. The parking and driveways already exist but do not meet the forty (40) foot setback requirement. There are no plans to make any changes to existing parking. In order to sell the property buyer expects property to be in conformance with today's standards.

Staff believes that allowing the existing parking and drives to remain in place will not impair the value of the property in the immediate or surrounding area. Staff notes the applicant has indicated the parking and drives have existed since the construction of the site adjacent to Route 288.

If a Variance is approved, staff feels that it should be applicable to the existing parking and drives, as depicted on the plat attached to the staff report. Other parking areas could be constructed to the reduced setback along the property line if a Condition is not approved with the request. Therefore, staff requests that this Variance, if approved, be restricted by the Condition noted herein.



03AN0253
VARIANCE
SH 17
600

N

0 600 Feet

